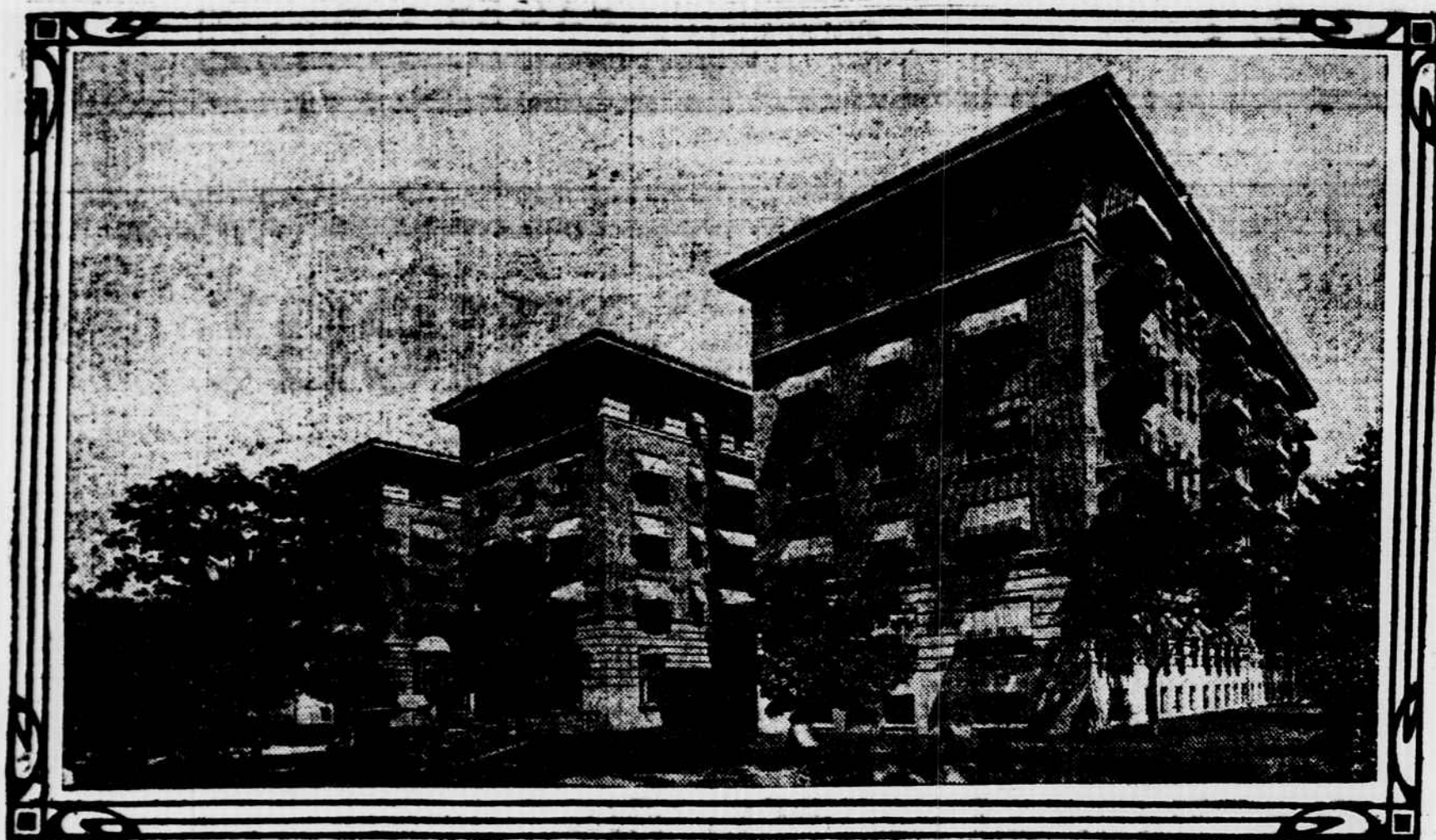


FIGURE IN \$400,000 TRANSACTION.

FALKSTONE APARTMENT
TRADED BY WARDMAN

Taken by Alonzo O. Bliss in
\$400,000 Realty
Transaction.

The largest deal which has been made in local real estate circles for several months was reported today by N. L. Sansbury, real estate broker. It involves the trade of the apartment at 14th and Fairmont streets northwest, known as the Falkstone Court, by Harry Wardman to Alonzo O. Bliss for the handsome residence at 1013 Avenue of the Presidents and five pieces of unimproved property along that street. The apartment was traded at a valuation of \$400,000.

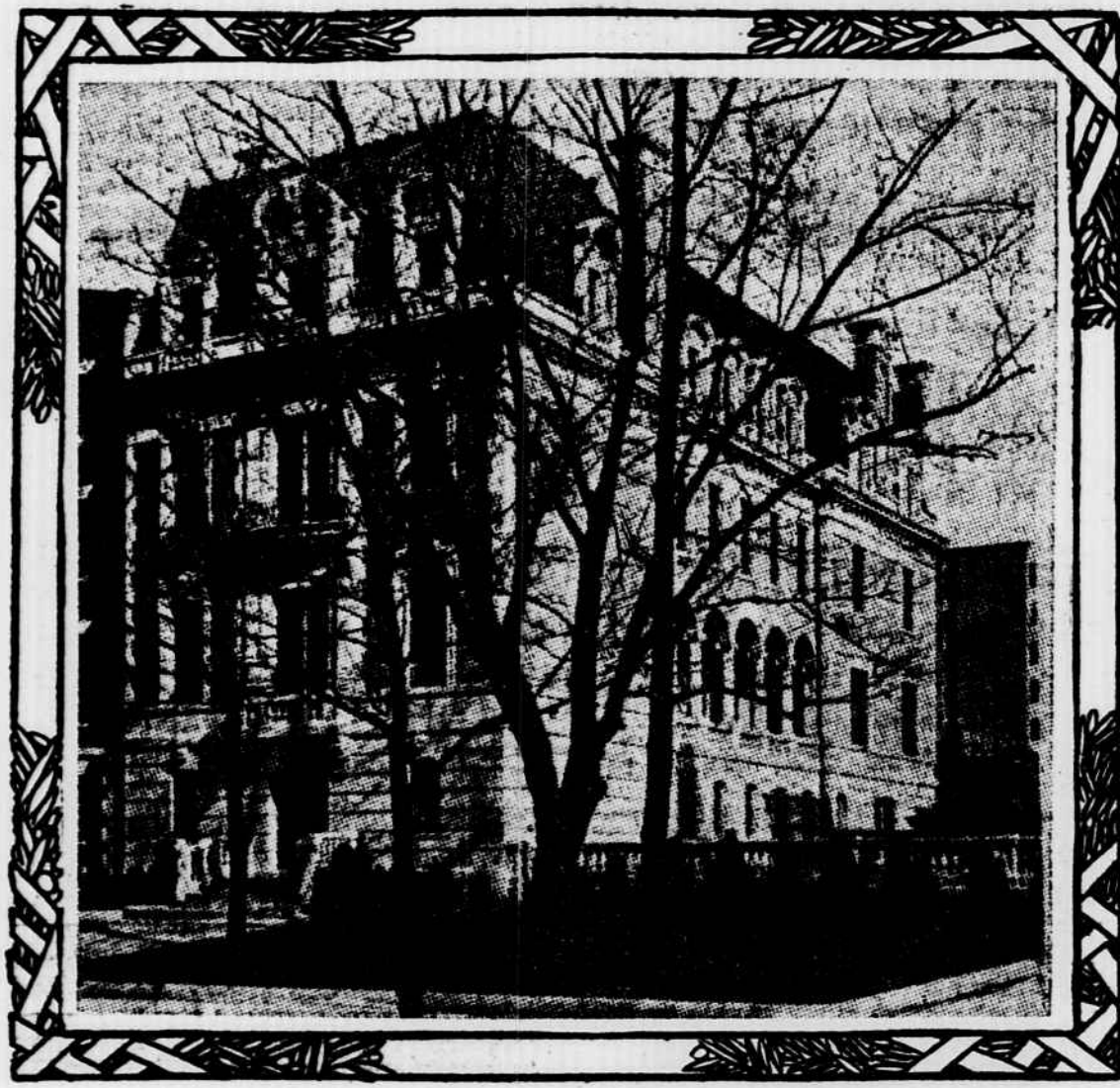
The Falkstone Court occupies a lot fronting 240 feet on Fairmont street and 145 feet on 14th street. It is five stories in height and contains seventy-eight apartments. The ground floor plan of the structure is in the form of the letter E. This provides two courts and makes it possible to have all the apartments of the "outside" type. All of them command a view of the street.

The building is equipped with all modern conveniences and many innovations have been introduced in its construction. On the ground floor of the central portion of the structure there is a handsome lobby. The building is of brick, stone and concrete construction and is fireproof. It has only recently been completed. Because of the location of the apartment the rooms command an excellent view over the entire section of the city south of it.

Occupied by Ambassador.

The residence at 1013 Avenue of the Presidents is at present occupied by the Brazilian ambassador. It occupies a lot fronting seventy-five feet on the avenue and having a depth of 120 feet. The house has a frontage of about forty feet, and on the south side there is a handsome Italian garden.

The structure is of white stone and brick, and is in the English basement type. It contains thirty-two rooms and is four stories in height. On the ground floor are located reception rooms, office rooms, servants' hall, kitchen and pantries. The drawing room, which is the full width of the building, music room, dining room, reception hall and serving room are on the second or main floor. A sitting room, dressing room and



Falkstone Court, an apartment house at 14th and Fairmont streets, which has been traded by Harry Wardman to Dr. Alonzo O. Bliss for the residence at 1013 Avenue of the Presidents, occupied by the Brazilian ambassador. The deal was arranged by N. L. Sansbury, real estate broker.

four bedrooms, with baths attached, are located on the third floor. Four chambers with baths and five servant rooms are on the top floor of the house. There is an automatic electric elevator. The residence was traded at a valuation of \$200,000. The unimproved properties involved in the trade are known as 1020, 1214, 1217, 1325 and 1332 Avenue of the Presidents. It is understood that Mr. Wardman contemplates improving several of them.

CLUBHOUSE FOR SUBURB.

Structure to Be Erected Shortly in
Virginia Highland.

Life in the open air and out-of-door sports have been featured in the new suburb across the Potomac, Virginia Highlands, and for some time there have been an active shooting and gun club, a tennis club and a base ball club. These are now to be merged into the Virginia Highlands Country Club. It is proposed to build an attractive clubhouse on lots

which have been donated by the Virginia Highlands Association.

The association has lately donated an attractive site on the high ground overlooking Washington for a non-sectarian church, for which designs are now being prepared.

Adjoining the proposed clubhouse, several modern tennis courts will be built. These will be of the latest type, entirely of reinforced concrete. This is the material which has been largely employed in this suburb for house building, lamp posts, real estate signs, garden furniture, lot stakes and for many other uses.

Firm Reports Leases.

The Real Estate Trust Company reports that it has recently arranged leases for Senator Don Julio Betancourt, minister from Colombia to the United States, on the residence at 1720 17th street northwest, and for Lieut. Commander Radler de Aquino, naval attaché to the Brazilian embassy, on an apartment at 1625 Avenue of the Presidents.

MANY SALES REPORTED.

Morgan Bros., Inc., Announce Important Realty Transactions.

Morgan Bros., Inc., report sales for the past two weeks aggregating over \$100,000. Some of the details of which are as follows:

For Prof. Olsen in Takoma Park, his house at 11 Pine avenue, for \$7,500.

For Diller F. Groff, new corner residence at Ingraham street and Illinois avenue, \$5,000.

In Chillum Castle Heights, six lots aggregating \$6,200.

For Terrell & Little, for \$3,500, a bungalow on Willow avenue, Takoma Park.

For D. F. Swab, his house at 19 Pine avenue, Takoma Park, for \$6,000.

New house at 5230 Illinois avenue, for \$10,000.

Bungalow at Virginia Highlands, for \$3,000.

For A. E. Shoemaker, his residence in Friendship Heights, for \$4,500.

Two lots in Manor Park for Terrell & Little, for \$1,000.

Morgan Bros. also have closed a deal for a large residence in the vicinity of Massachusetts avenue near Dupont Circle for \$65,000. This home was purchased by a prominent society woman, whose name is withheld.

MANY SALES REPORTED
BY REALTY BROKERS

Residential and Business
Properties Sold by Boss
& Phelps, Inc.

Sales of residential, business and investment properties and farms were reported today by Boss & Phelps, Inc., real estate brokers, as follows:

For A. M. Mattingly, 1405 Delafield street, Saul's Addition, to E. G. Henderson; for Carl H. Smith, 1808 Monroe street, to Mrs. E. L. Frazier; for S. H. Cooper, farm at Congress Heights, to H. G. Harding; for L. E. Breuninger, 3322 17th street, to S. F. Tyler; for Miss Maud Willis, 424 Kentucky avenue southeast, to Mrs. Virginia G. Hall; for Carl H. Smith, 125 S street northwest, to H. G. Harding.

For S. L. Cooper, 723 Florida avenue northwest, to H. G. Harding; for Harry Kite, bungalow, 3313 Ross place, Cleveland Park, to M. A. Pishel; for Howard Etchison, 1529 O street, to Joseph Laroche; for Virginia G. Hall, farm at Barcroft, Va., to Mrs. Maud Miller; for J. S. Gruver, detached house on Morrison street, Chevy Chase, to Dr. A. D. Helton; for Arthur Carr, 3011 Wisconsin avenue, Cleveland Park, to H. E. C. Bryant; for Gen. Marion Butler, fifty-foot lot, Woodley lane road, Oak View, to I. Hill; for William A. Hill, 1473 Park road, to Richard Wolfe; for Goldenberg & Moran, 3021 11th street, to Mrs. Elizabeth Parley.

For Melvin Fisher, 615 Lamont street, and 3405 Holmead avenue, to Mary B. Carroll; for Harry K. Boss and B. T. Webster, 1712 Euclid street, to Mrs. Jessie Porter Wood; for Mary B. Carroll, 1334 Kenyon street, to Melvin P. Fisher; in connection with Goldenberg & Moran; for J. S. Gruver, 230 21 street northeast, to B. L. Young; for Harry Wardman, 1413 Perry street, to Mary E. Young; for Carl Smith, 1870 Monroe street, to Matthe D. Elery; for Harry K. Boss and B. Webster, 3429 24th place, Cleveland Park, to Dr. William Salant; for F. J. Wheeler, house on Quackenbush street, Chillum Castle Heights, to E. S. Durston; for Harry Wardman, 1412 Perry street, to Mrs. Peachie J. Conley; for Martin McHugh, 3412 18th street, being a three-story apartment, with two stores on first floor, to H. Ellsworth Sands.

MONTCLAIR APARTMENT
FIGURES IN EXCHANGE

Traded by Frank Foer for
7th and T Streets
Properties.

Transactions involving the change in ownership of properties valued at nearly \$200,000 were reported today by Gardiner & Dent, Inc., real estate brokers.

The largest deal is the trade of the Montclair apartment, at 1331 Belmont street northwest, for Frank Foer, to J. B. Clark, who gave in exchange the properties known as 1844-46-48-50 7th street northwest and 702 and 704 7th street northwest. The apartment is a four-story structure containing sixteen apartments. It was traded at a valuation of \$70,000. The other properties have a valuation of \$90,000, and the balance was paid in cash.

For C. H. McIntyre, administrator, they have sold to a local business man a three-story white stone building 1316 I street. It occupies a lot 25 feet front by a depth of about 125 feet, and was purchased as an investment, the price being \$15,000.

Maryland Farm Sold.

The firm has sold for H. S. Palmer, a local investor, a farm containing 325 acres, located on the Maryland side of the Potomac river just below River View. The consideration was \$16,000.

For Capt. William Howard Gibson of Philadelphia, they have sold to Charles W. King, sr., a lot located on the south side of Kalorama road between 18th and 19th streets. It has a frontage of 25 feet by a depth of 120 feet. The consideration was \$3,500. For Z. D. Blackstone they have sold lots 13, 14 and 15, in block 15, "Trinidad," containing in all about 80,000 square feet of ground. The consideration was \$10,000. They were purchased by a local business man.

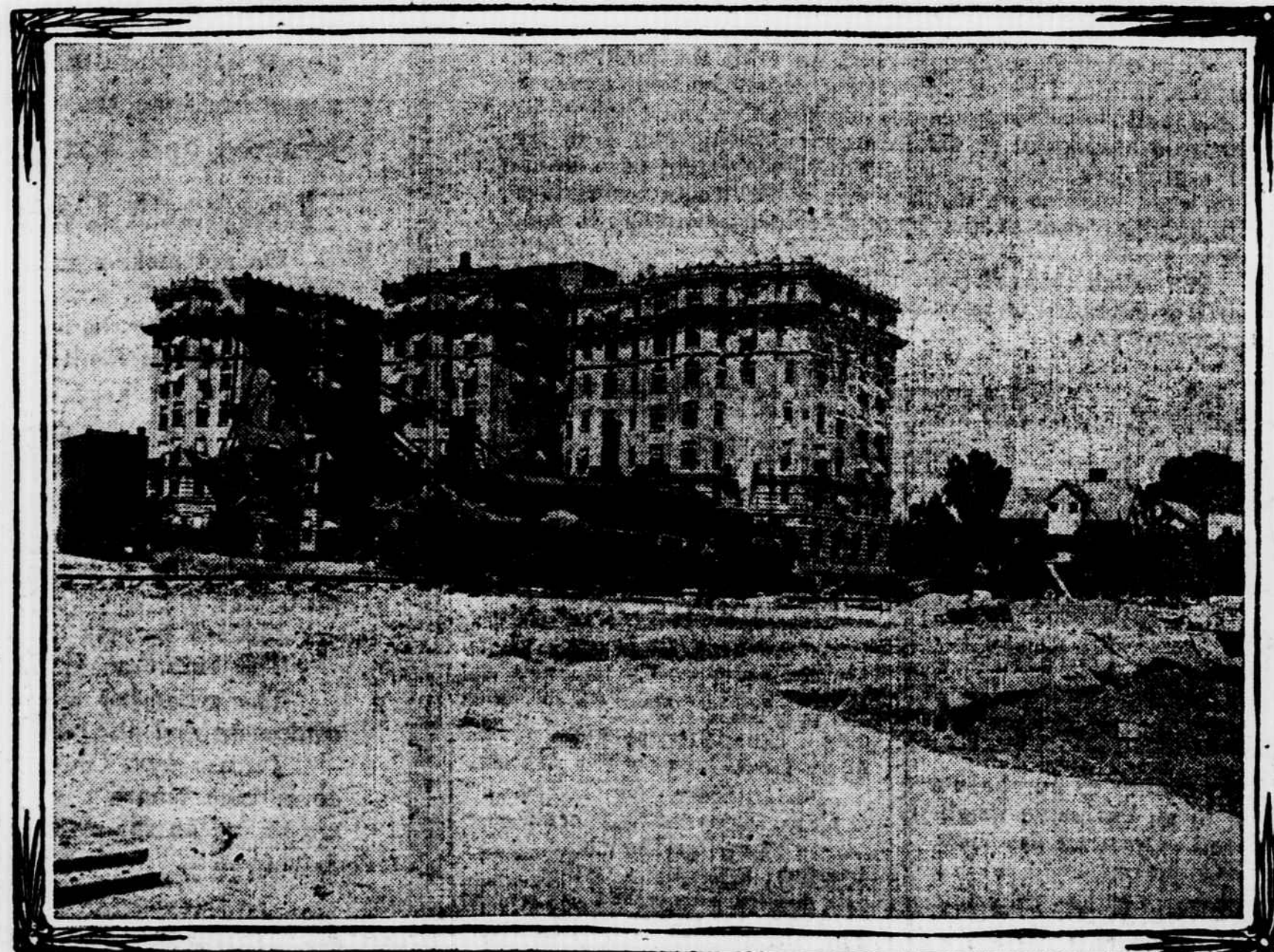
Gardiner & Dent, Inc., also report the sale of 103 R street northeast, a two-story brick containing six rooms, bath and cellar. The consideration was \$4,250.

Buys \$10,500 House.

To Dr. Edwin M. Hasbrouck they have sold 4007 14th street. It is a three-story detached residence with a lot having a frontage of 62 feet by a depth of 100 feet. The house is of colonial design, exterior being stucco. It contains ten rooms, two baths and has garage to accommodate four automobiles. The consideration was \$10,500. N. L. Sansbury & Co. represented the owner.

They report the sale of 307 Takoma avenue, Takoma Park, Md., to J. W. Latham. It is a three-story frame dwelling. The lot contains about one-half acre.

BEGINNING AN EXTENSIVE DEVELOPMENT.



An important development, involving a total expenditure of about \$850,000, has just been started by Lewis E. Breuninger, owner and builder, on ground between Harvard and Irving streets and immediately west of Mount Pleasant street recently purchased through the firm of Thomas J. Fisher & Co. at a cost of about \$150,000. One hundred houses, varying in size from eight to twelve rooms, are to be built on the true and already the foundations of a number of them have been started. A large team shovel is being employed to do the necessary excavating. The houses are to be built from plans by H. L. Breuninger, architect, and are to contain many novel features. They will be built to sell at prices varying from \$7,500 to \$15,000, according to lot size. Red and gray tapestry and velvet brick is to be used on the fronts, which are to be of modified colonial style. In making this development a new street is to be cut between the line of Harvard street, now occupied by the new entrance to the Zoo, and Irving street. It is to be known as Hobart street, and will be flanked on either side by the new Breuninger homes.

The Enormous Demands That Are Being Made

For This Style Home Construction Can Be Readily
Understood After an Inspection of the Houses.



ARTIST'S ILLUSTRATION SHOWING CAR LINE AND BEAUTIFUL OUTLOOK AT VIRGINIA HIGHLANDS.
If You Have Not Visited City of Cement Homes You Should Not Delay—Come Out Sunday.

NEW CONSTRUCTION METHOD.

Cement Mixer Is Moved Around Buildings.

When the various groups of model homes for wage earners constructed of reinforced concrete poured in steel molds and located at Nanticoke, Pa., were in course of construction a rather novel method was employed in connection therewith. A temporary railroad was laid around the entire group of buildings and a mixing plant and elevator mounted on a flat car with a carload of cinders and sand at one end and a carload of cement at the other. This train moved from house to house as the pouring was completed.

When the system of steel plates or molds, which was conceived by Milton Dana Morrill, an architect of Washington, was put up in unit sections and locked together it formed a trough around the walls and partitions into which the concrete was poured. The floors and roofs were cast by the same system.

—Clipped from Evening Star of June 14, 1913.

You Can Buy and Build in

Virginia Highlands

On a Lot With Plenty of Ground De-
tached Residences From

\$2,750 to \$3,000

Small Cash Payment. Balance Monthly

Less Than 6c Per Foot.

Do Not Delay in Selecting Your Choice Lots in This, the Only Moderate
Price Subdivision Around Washington With Improvements.

\$200 to \$300 Per Lot. Easy Terms. \$10 Cash.
\$5 Per Month.

An opportunity lost is gone forever. Do not let this one pass.
It is better to investigate twenty propositions than to miss one opportunity.
A card will bring leaflet and pictures of our ideal homes. Poured Cement Houses and Bungalows. Or, better, take Alexandria car, ride out to the property and see for yourself.
The house that was poured in a day will interest you. There are already many built and occupied.

Apply for Full Information to

A. S. DONIPHAN, Mgr., King and Columbus Sts.,
ALEXANDRIA, VA. Office on Ground Open From 1 to 6 P.M. Daily.

IT IS OFTEN SAID,

"That's a beautiful home, but a poor location."

We are submitting a proposition that includes a Magnificent Home Attractively Located. Inspect the homes, then the surroundings, and judge for yourself the many desirable features that make this location one of the most desirable in the Northwest Section.

Interesting Facts About These Homes:

20 feet frontage.
Full three-story appearance.
Beautiful terraced front lawn.
Exceptionally large rear yard.
Large front and two-story rear porch.
Front and rear entrance to cellar.
Finished servants' room.
Laundry in cellar.
Electricity and gas.

Open fireplace in parlor.
Dining room has plate rail and beam ceiling.
Specially ventilated kitchen.
Double-oven gas range.
"White" enameled kitchen cabinet.
Pantry with window and built-in refrigerator.
Large attic.
Hot-water heat.

17th Street, Above Park Road N.W.

6 Rooms and Bath. Price, \$5,950.

An Ideal Easy Term Purchase.

Sample house, 3324 17TH STREET N.W. Open.

Built By Lewis E. Breuninger.

N. L. SANSBURY CO.,

Exclusive Agents. 721 13th St. N.W.

TO HOME BUYERS.

If you are intending to purchase a home this summer or fall, see the high-class homes now being completed on Quebec st., Princeton Heights. By making your selection now home can be finished to suit.

Large, beautiful rooms.
2 baths.
Hot-water heat.
Electric and gas light.
"Rued" automatic water heater.
Oak and white and mahogany finish.
Hardwood-oak flooring.
Open fireplaces.
Tapestry brick fireplaces.
Solid oak stairways.
Second-floor living room across entire front of house.
Large front porch; concrete floors.
2-story rear porch.
Porcelain laundry tubs.
Cold-storage rooms.
Fireless cookers.
Built-in refrigerators.
Beautifully equipped kitchens, with sanitas on walls.
Front entrance to basement.
Ample room in rear yard for garage.
Nicely terraced lawns ornamented with flowers and shrubbery.
Slag roof, guaranteed for 10 years.
Unfading red slate on front roofs.
Rear porches and fences of heart Georgia pine.
All walls 12 inches thick.
Wide, deep lots to paved alley.

Only four of the nine-room homes left.

Price, \$6,250. \$500 Cash, Balance to Suit.

Sample house, 719 Quebec st. n.w., open, lighted evenings.

9th street cars to Georgia avenue and Quebec street.

Kennedy Bros., Inc., Builders and Owners.

N. L. Sansbury Co.,
Exclusive Agents, 721 13th St. N.W.

CAPITOL HILL HOMES

6 Rooms, Bath, Attic.

Seventh and Lexington Streets N.E.

Highest Point on the Hill and

The Best Home of the Kind in Washington.

\$5,250. Small Cash Payment—Balance Monthly.

Sample House Open. Kennedy Bros., Builders, Owners.

N. L. Sansbury Co.,
Exclusive Selling Agents.

721 13th St. N.W. Phone Main 5904-05.

Sixteenth Street Highlands

A Delightful Place to Live.

WHERE ARE YOU GOING TO SPEND YOUR SUMMER VACATION? This question was addressed to one of our residents yesterday. Quick as lightning came his answer: "Right at my home in SIXTEENTH STREET HIGHLANDS, where I may enjoy my cool, airy rooms, my broad, shady porches, eat food of my own selection and breathe the purest air that ever fanned the brow of man. No more stuffy summer resorts for me, thank you." There is a world of meaning in those short, crisp sentences. A delightful place to live every month of the year. Close to the heart of the National Capital, with absolutely perfect street car service. Connected directly with the home of the President of the United States by America's finest boulevard. Great elevation. Splendid streets and driveways radiating in every direction. Magnificent views. Charming surroundings. Bordering on and overlooking the great National Park. What more could be desired?

Beautiful Detached Homes.

THE SPLENDID DETACHED HOMES we are selling will appeal to both your taste and your judgment. They are UNLIKE any others that have been built in or around Washington. Vastly superior in all respects. More beautifully designed. Better built. More elegantly finished. Exquisite in all their appointments. Oak and mahogany woodwork. Every conceivable modern device. EIGHT to TWELVE rooms. ONE to THREE bathrooms. Large lots. Beautiful lawns. Inspection invited. Prices, \$7,500 to \$12,500.

CHOICE LOTS FOR SALE near Avenue of the Presidents at the remarkably low price of 43 cents a foot—a matchless value. Easy terms. SAVE MONEY BY DEALING DIRECTLY WITH THE OWNERS AT THEIR OFFICE ON THE PROPERTY at 14th and Kennedy sts. Office always open. PHONE COL. 3518. Either take 14th st. cars to Kennedy st. or motor out the Avenue of the Presidents. Phone for our automobiles.

Holmes Central Realty Corporation,
Office, 14th and Kennedy Streets N.W.